

**DESCRIPTION OF A 0.225 ACRE TRACT**  
**to be continuous and contiguous with the 5.049 tract created by this survey**

Situated in Lease Lot 169, Section 33, T.9, R.14, Athens Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 9 (Salem Road) bearing N 03° 22' 23" E, 270.30 feet from a stone found at the Southwest corner of Lease Lot 170:

Thence along said road,  
N 69° 55' 02" W, 76.48 feet to a point;  
Thence leaving said road and along the East line of Sager (232-693 O.R.),  
N 20° 00' 54" E, 256.36 feet to an iron pin found, passing an iron pipe found at 40.62 feet;  
Thence along the East line of Lease Lot 169,  
S 03° 24' 32" W, 267.62 feet to the Point of Beginning and **containing 0.225 acres** and to be continuous and contiguous with the 5.049 acre tract created by this survey.

Subject to all easements and rights of way of record.  
Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"  
Bearing: Grid North – N.A.D. 83 – Ohio South Zone  
The above description is based on a field survey completed July, 2022 by  
Jeb Branner, P.S. 8816



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Pranav Kulkarni*  
DATE: 8/4/22

Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

AUG 05 2022

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 5.049 ACRE TRACT

Situated in Lease Lot 170, Section 33, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A040040000200 as described in Volume 477, Page 577 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in County Road 9 (Salem Road) bearing N 03° 22' 23" E, 270.30 feet from a stone found at the Southwest corner of Lease Lot 170:

Thence along the West line of Lease Lot 170 and the East line of Theiss (561-1958 O.R.),  
N 03° 24' 32" E, 954.03 feet to an iron pin set, passing an iron pin found at 267.62 feet;

Thence along a new line created by this survey,

S 26° 45' 03" E, 642.11 feet to an iron pin set;

Thence along a new line created by this survey and along the West line of Guy (570-325 O.R.),  
S 04° 36' 46" W, 420.57 feet to a point in County Road 9 (Salem Road), passing an iron pin set at 401.59 feet;

Thence along said road,

N 82° 38' 52" W, 314.51 feet to the Point of Beginning and **containing 5.049 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed July, 2022 by

Jeb Branner, P.S. 8816



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BY:   
DATE: 8/4/22

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iron pin found bearing  
N 23°10'17" E, 11.45'  
from iron pin set

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Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Jeb Branner*  
DATE: 8/4/22

GANTOR  
SMATHERS  
477-577 OR  
A040040000200  
SURVEY REF  
16.533 AC  
BRANNER, 6805  
NOV 2000

THEISS  
561-1958 OR  
SURVEY REF  
14.815 AC  
LINN, 7113  
4-30-15

### 0.225 Acres

no written record found  
to be continuous and contiguous with  
5.049 acre tract created by this survey

### 5.049 Acres

iron pin found with cap  
stamped Linn 7113  
taken to be the Northeast  
corner of Lease Lot 169  
(Iron pin found sticking up  
bears N 87°41'33" W 4.99')

SAGER  
232-693 OR

iron pipe found  
+40.62'

P.O.B. (both tracts)  
N:483200.34, E:2060306.79  
bears N 03°22'23" E, 270.30'  
from a stone found at the  
Southwest corner of Lease Lot 170

iron pipe found  
N 85°34'20" E  
280.03'  
round fence  
corner post

GUY  
570-325 OR  
SURVEY REF  
1.853 AC  
BRANNER, 6805  
NOV 2000

N 69°55'02" W  
76.48'

N 82°38'52" W 314.51'

N 03°22'23" E  
270.30'  
Stone found  
at SW corner of LL 170

SALEM RD  
CR-9



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
\*Coordinates are to be used for GIS purposes only



SURVEY OF TWO TRACTS  
Situated in Lease Lots 169 & 170,  
Section 33, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed July, 2022

By: *Jeb Branner*  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780